042.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,600 / 940,600
					USE VALUE:	940,600 / 940,600
					ASSESSED:	940,600 / 940,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIBSON JULIE
Owner 2:	SCALZILLI CHRISTOPHER
Owner 3:	
Street 1:	12 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IULIANO RUSSELL V -
Owner 2:	TRUSTEE/27 FRANKLIN TRUST -
Street 1:	P.O. BOX 66267
Twn/City:	AUBURNDALE
St/Prov:	MA Cntry:
Postal:	02466

NARRATIVE DESCRIPTION

This parcel contains 3,798 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1908, having primarily Vinyl Exterior and 2168 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	3798.000	513,400		427,200	940,600
Total Card	0.087	513,400		427,200	940,600
Total Parcel	0.087	513,400		427,200	940,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.86 | /Parcel: 433.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29150
GIS Ref
GIS Ref
Insp Date 11/10/18

!3547!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	378,100	0	3,798.	427,200	805,300	805,300	Year End Roll	12/18/2019
2019	111	FV	336,600	0	3,798.	453,800	790,400	790,400	Year End Roll	1/3/2019
2018	111	FV	336,600	0	3,798.	331,000	667,600	667,600	Year End Roll	12/20/2017
2017	111	FV	317,200	0	3,798.	288,300	605,500	605,500	Year End Roll	1/3/2017
2016	111	FV	317,200	0	3,798.	245,600	562,800	562,800	Year End	1/4/2016
2015	111	FV	288,100	0	3,798.	240,300	528,400	528,400	Year End Roll	12/11/2014
2014	111	FV	288,100	0	3,798.	197,600	485,700	485,700	Year End Roll	12/16/2013
2013	111	FV	288,100	0	3,798.	187,900	476,000	476,000		12/13/2012

PRINT

Date	Time
12/10/20	18:46:27

LAST REV

Date	Time
10/28/20	10:00:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3547

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IULIANO RUSSELL	74674-33	1	5/14/2020		975,000	No	No		
IULIANO RUSSELL	25071-499		12/20/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	29150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
5/29/2019	I & E Return	MM	Mary M
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/18/2017	I & E Return	EMK	Ellen K
3/22/2016	I & E Return	MM	Mary M
5/1/2009	Inspected	189	PATRIOT
4/1/2009	Measured	201	PATRIOT
4/19/2000	Measured	263	PATRIOT
3/1/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		3798		Sq. Ft.	Site		0	80.	1.41	1									427,153						427,200	

Total AC/HA:	0.08719	Total SF/SM:	3798	Parcel LUC:	111	Apts. 4-8	Prime NB Desc:	ARLINGTON	Total:	427,153	Spl Credit		Total:	427,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	4	Total:	4
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	15.26	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13431728
Const Adj.:	0.98990101
Adj $ / SQ:	157.201
Other Features:	191500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605898
Depreciation:	92460
Depreciated Total:	513438

COMMENTS

NEXT TO A.W. BROWN POWER EQUIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	4	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	M
Totals			
4	12	4	

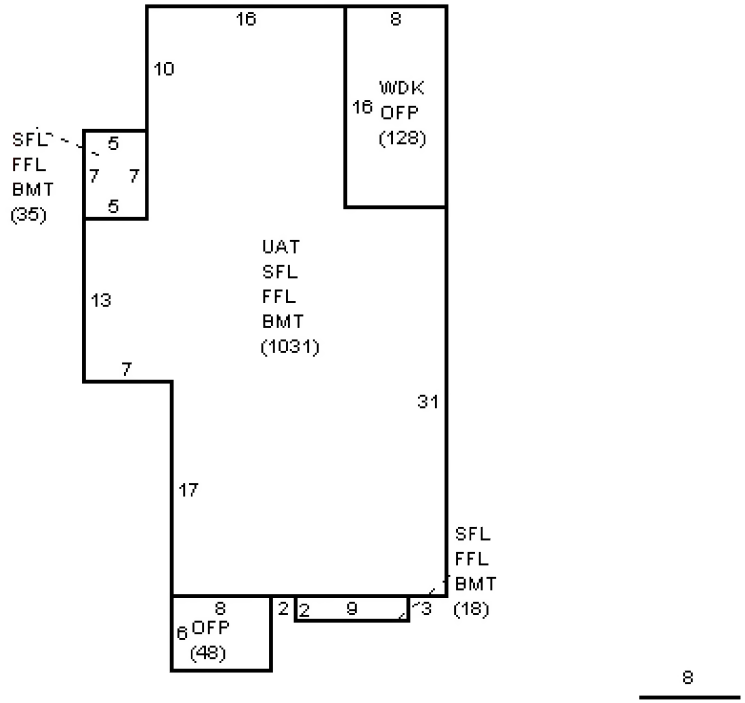
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.20
Special Features:	0	Val/Su Net:	134.61
Final Total:	513400	Val/Su SzAd	236.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	47.160	51,122
FFL	First Floor	1,084	157.200	170,405
SFL	Second Floor	1,084	157.200	170,405
UAT	Upper Attic	258	62.880	16,207
OFP	Open Porch	176	25.610	4,508
WDK	Deck	128	13.670	1,750

Net Sketched Area:	3,814			Total:	414,397
Size Ad	2168	Gross Are	4587	FinArea	2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: